

Chapter 697. Zoning Code - Subdivision Regulations

[Renumber this chapter as Chapter 69.]

Sec. 697.306. Planning Administrator and board of zoning appeals approval.

- (c) If a proposed lot split creates a new property line that bisects a building or other structure, a common wall agreement shall be filed on the deeds for both new parcels. This provision is intended to satisfy all of the zoning requirements for setbacks in lieu of a variance, but does not supercede any building code requirements resulting from the proposed lot split.

[The subdivision ordinance does not adequately address lot splits that create a new property line that goes through a building. This amendment is recommended by the zoning administrator to address this situation.]

Sec. 697.501. Streets.

- (b) *Alignment.* All streets should connect with or terminate at other streets to the extent possible. Cul-de-sac streets are discouraged except where traffic safety or physical site constraints make them necessary. New streets shall provide for the continuation of existing streets of adjoining subdivisions and for projection of streets into adjoining properties which are not yet subdivided.
- (c) *Width.* Except in the Highwood area (as defined in Section 67.200), all right-of-way widths and roadway widths shall conform to the following minimum dimensions unless modified by the director of public works:

	Right of Way Width in Feet	Roadway Width in Feet
Minor Arterials	80	44
Collectors	66	36
Local Streets	(Director of Public Works)	
Industrial Streets	(Director of Public Works)	

In Highwood, local streets created after the effective date of this ordinance [Ordinance No. 17890] shall have a minimum roadway width of twenty-four (24) feet and minimum right-of-way width of fifty (50) feet. When existing local streets that were less than twenty-four (24) feet wide as of October, 1990, are disturbed for installation of city services or resurfacing, they shall be rebuilt at their original widths, as reported to the director of public works by the Highwood Task Force in October, 1990, (Appendix A D), unless a wider street is requested by petition of abutting property owners. Because of narrower streets, on-street parking may be restricted to ensure adequate width for emergency vehicle access.

Sec. 697.502. Alleys.

- (a) *Required.* Alleys shall be provided where topography renders access driveways from the street to service or off-street parking areas impractical, or where limited access streets prohibit

driveways to off-street parking and service areas, and in the TN3 district where alleys are designed as part of an interconnected street network in an approved master plan.

Sec. 697.507. Blocks.

- (b) *Block length.* The lengths, widths and shapes of blocks shall be as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed one thousand (1000) feet. ~~Wherever practical, blocks along major arterials and collector streets shall be not less than one thousand (1,000) feet in length.~~

Sec. 69.510. Flood plain.

No land in the flood plain shall be subdivided which is unsuitable for the intended use because of flooding or inadequate drainage, water supply or sewage treatment facilities. Water and sewage treatment facilities shall comply with the provisions of Chapter 68, River Corridor Overlay Districts, and road access both to the subdivision and to the individual building sites shall be no lower than two (2) feet below the regulatory flood protection elevation. For all subdivisions in the flood plain, the floodway and flood fringe boundaries, the regulatory flood protection elevation, the required elevation of all access roads shall be clearly labeled on all required subdivision drawings and platting documents. [Addition recommended by DNR to be consistent with state and federal standards.]

Sec. 697.5110. Public sites.

Sec. 697.5121. Monuments.

Sec. 697.600. Required improvements.

- (g) *Street trees.* Street trees having a trunk diameter of not less than two (2) inches measured two (2) feet above grade, ~~at least one per lot and at least every~~ shall be installed by the subdivider along all streets at intervals no greater than forty (40) feet and at least one per lot along all streets, ~~to be installed by the subdivider,~~ along with other landscape improvements, to help define the street edge, buffer pedestrians from vehicles, and provide shade. Existing trees which meet the standards of this section may be used to satisfy these requirements. Only honey locust, hard maple, green ash, ginkgo or other long-lived shade tree approved by the city forester shall be planted.